

**16 Hicks Street, Mitchelton, Qld 4053**



**House For Sale**

Tuesday, 25 June 2024

16 Hicks Street, Mitchelton, Qld 4053

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 512 m2**

**Type: House**



Haydn Denovan  
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Robert Cornish  
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## For Sale

Nestled in the family-friendly suburb of Mitchelton, 16 Hicks Street presents a rare opportunity to secure a charming low-set home on a generous 512m<sup>2</sup> block, perfect for those who cherish garden space. This inviting property offers four well-appointed bedrooms, each featuring built-in wardrobes and ceiling fans, ensuring comfort throughout the seasons. The master bedroom, strategically placed for privacy, is well-separated from the other three bedrooms, offering a tranquil retreat. The heart of this home is the air-conditioned main living area, providing a cool and comfortable space for family gatherings. The neat kitchen, equipped with an electric cooker, adjoins the dining area and offers direct access to the outdoor entertaining space, making it ideal for hosting friends and family. While the home is presented in good order, it also offers ample scope for you to personalise and enhance, particularly with potential to add significant value by updating the kitchen and bathroom spaces or by creating an ensuite. Outside, the large level backyard invites endless possibilities for outdoor activities and garden enthusiasts. The property's location is exceptionally convenient, within walking distance to Fenwick Park, and both Mitchelton Primary and High Schools, making it an ideal choice for growing families. Location: • 150m to Fenwick Park • 220m to Mitchelton State Primary School • 450m to Blackwood Street Restaurant and Café Precinct • 500m to Mitchelton State High School • 500m to Lockrose Street Playground and Duck Pond • 550m to Our Lady of Dolours Primary School • 750m to Mitchelton Train Station • 1.1km to Mt Maria College • 1.1km to Mitchelton Library • 1.2km to Brookside Shopping Centre • 8.2km to Brisbane CBD With its solid foundations and potential for personalisation, 16 Hicks Street is not just a house, but a canvas awaiting your creative touch. Whether you're looking to invest or nest, this property offers a great opportunity to add value and make it your own.